**MINUTES OF A REGULAR MEETING OF THE MAYOR AND CITY COUNCIL OF PERU, NEBRASKA ON August 16, 2021 AT 6:00 P.M.**

Mayor Dave Pease called the meeting to order and informed the public of the location of the Nebraska Open Meetings Act.

Present at 6:00 p.m.: Mayor Dave Pease, and Council Members Ethan Coatney, Spencer Vogt, Quentin Kieler, and Marty Peregoy. Upon roll call by the City Clerk, a quorum was declared.

The Council reviewed the minutes from the July 19, 2021, regular Council meeting. Council Member Coatney made motion to approve the minutes. Council Member Kieler seconded the motion. Roll Call Vote as follows, Councilmember Q. Kieler: AYE; Councilmember S. Vogt: AYE; Councilmember Peregoy: AYE; Councilmember E. Coatney: AYE; Motion Carried 4-0.

Council Member Peregoy made the motion to approve the claims already paid pursuant to Resolution No. 2018-01. Motion was seconded by Council Member Vogt; Discussion, Roll Call Vote as follows, Councilmember S. Vogt: AYE; Councilmember Peregoy: AYE; Councilmember E. Coatney: AYE; Councilmember Q. Kieler: AYE; Motion Carried 4-0.

Council Member Vogt made motion to approve the claims still needing paid. Motion was seconded by Council Member Coatney; Discussion, Roll Call Vote Councilmember Peregoy: AYE; Councilmember E. Coatney: AYE; Councilmember Q. Kieler: AYE; Councilmember S. Vogt: AYE Motion Carried 4-0.

NMC Rental - $2,202.56 (wtr); WesTech - $12,600.00 (wtr); JEO-$15,979.95(wtr,swr); OPPD-$2,397.06(gen,wtr,p&r,sts,rurfr,fr,res);Windstream-$575.50(gen,wtr,p&r,sts,rurfr,fr,res); Verizon-$40.01(wtr); Casey’s-$1,267.24(sts,res,fr); Card Services-$411.86(gen); Black Hills Energey-$127.24(gen,fr,rurfr,res); Access Systems-$144.16(gen); The Cleaners-$24.00(gen); Heather Pemberton, CPA-$485.00(gen);Auburn Plumbing & Heating - $1,439.17 (P&R); Auburn Newspaper - $ 331.26 (gen); Xpress Bill Pay- $54.75(wtr,swr); NE Municipal Clerks Assoc-$25.00(gen); Harold Hitch - $9.58(wtr); Lynch’s Hardware-$26.77(gen); Eggers Bros Inc.-$350.74(p&r); Westlake -$53.99(sts); Ligouri Law Office-$3,379.70(gen); One Call Concepts-$9.61(wtr,swr); League of NE Municipal – Utilities-$507.00(gen); Board of Public Works-$7,444.55(wtr,swr); Purchase Power-$146.93(gen); American Recycling and Sanitation-$2,150.00(gen); Hydro Optimization & Automation-$1,346.95(wtr); Rieschick Drilling-$1,922.50(wtr); AKRS Equipment-$69.13(sts); Auburn Auto Center-$23.50(sts); Hawkins-$1,100.39(wtr); Stryker - $42,119.27(res); Stryker-$29,653.41(res); Mellage Truck & Tractor-$91.70(p&r); Hire Right-$331.09(gen); Bound Tree -$1,715.65

General(gen), Streets(sts), Water(wtr), Sewer(swr), Parks & Rec(p&r), City Fire(fr), Rural Fire(rurfr), Rescue(res), Grant(grnt)

The City Clerk reported that the August 2021 Highway Allocation was $7,409.32 and the May 2021City Sales Tax totaled $3,360.49.

**OLD BUSINESS**

Mayor Pease noted that the average use of water is 48 gallons per minute. He also informed the public that one filter is still not working correctly and maintenance for this filter is being set up.

Mayor Pease stated there wasn’t a mayor’s report.

**NEW BUSINESS**

**Item 1.** Disaster Recovery Coordinator, Deborah Solie, updated the council. She stated that the FEMA reimbursement had been processed and would arrive later in the week. NEMA was sent the information regarding the increase in the water treatment plant lease fee. The city is waiting on a response as to whether or not this increase will be covered by FEMA. Infrastructure updates include a bill that has passed the senate that will have funds that can be used for streets, broadband, and other areas. When these funds become available on the state level the city will need to be ready to apply. We are still working with SENDD for the Purchase, Rehab Resale grant. SENDD also has funds that were donated to help rehab a larger home project. These funds do not have strict guidelines like the PRR grant. Solie also stated that she has reached out to the individual who built the new picnic shelter at Sid Brown and will provide a quote on what it will take to repair it. Solie would like council to consider adding economic development as another committee. No action requested to be taken by Council.

**Item 2.** Lindy Schmidt from “The Market” in Louisville presented their business plan for Decker’s Food Center. They feel it is important because small communities need access to fresh food. Another important key point was the desire to of building up small communities. Schmidt worked 20 plus years in a large food company and has successfully run The Market in Louisville since 2019. No formal action was requested of council.

**Item 3.** Tom Stephens from the Nebraska Department of Economic Development provided the council with information regarding the CDBG-CV funds. This is a special bucket of funds from Washington that is COVID related. It has to be used by March of 2023. They are talking about forgiving this money if certain requirements are met. Stephens said that the business plan is solid for this future grocery store. Further discussion had. No action was requested of council.

**Item 4.** Council discussed the recommendation for the first tranche of the American Rescue Plan Act. One option would be to install antennas on meter read outs and be able to read water meters through radio read. Another option for the money would be to assist a business or replace a business because of covid related reasons. After further discussion, Councilmember Peregoy made a motion to use $50,000 of tranche one to assist businesses or replace businesses because of covid related reasons and use the remaining money for water, specifically meters, and other usage reading capabilities. Motion was seconded by Councilmember Kieler. Discussion, Roll Call Vote Councilmember E. Coatney: AYE; Councilmember Q. Kieler: AYE; Councilmember S. Vogt: AYE; Councilmember Peregoy: AYE; Motion Carried 4-0.

**Item 5.** Deborah Solie spoke on behalf of amending the guidelines for the Purchase, Rehab, Resale Program. She noted that there is a struggle because the homes that have been viewed need more then the $25,000 rehab limit. SENDD will provide more information about whether or not the state will allow changing the guidelines at the regular September council meeting. No formal action was taken by council.

**Item 6.** Evan Wickersham with JEO provided information on the Professional Agreement for 2021 Street Improvements. The funding from CDBG has a deadline of October 2022. If this agreement is approved JEO can get the project moving forward so the city will be able to go out for bid and construction can start on 5th street spring / summer of 2022. After discussion, motion was made by Councilmember Vogt to approve the Professional Agreement for 2021 Street Improvements. Motion was seconded by Councilmember Coatney. Discussion, Roll Call Vote Councilmember S. Vogt: AYE; Councilmember Peregoy: AYE; Councilmember E. Coatney: AYE; Councilmember Q. Kieler: AYE; Motion Carried 4-0.

**Item 7.** Council reviewed the One- and Six-Year Street Plan. The one year included the streets that need the most repair. No formal action was requested of Council.

**Item 8.**  Councilmember Coatney made motion to approve Resolution 2021-10 Signing of the Municipal Annual Certification of Program Compliance. Motion was seconded by Councilmember Vogt. Discussion, Roll Call Vote Councilmember Peregoy: AYE; Councilmember E. Coatney: AYE; Councilmember Q. Kieler: AYE; Councilmember S. Vogt: AYE; Motion Carried 4-0.

**Item 9.** Council discussed the revised extension of the WesTech Lease. The difference is an annual rate adjust of $200 per week that will cover the replacement of the green sand. Councilmember Vogt made motion to approve the revised lease with WesTech for the temporary water treatment plant. Motion was seconded by Councilmember Kieler. Discussion, Roll Call Vote Councilmember E. Coatney: AYE; Councilmember Q. Kieler: AYE; Councilmember S. Vogt: AYE; Councilmember Peregoy: AYE; Motion Carried 4-0.

**Item 10.** Council discussed putting a new shredder in next years budget and hiring the work for the remainder of this year. This topic will be brought before council at either the October or November regular council meeting. No formal action was taken by Council.

**Item 11.** Council reviewed the 2 quotes for a new salt/sander. After brief discussion on the logistics of both, Councilmember Vogt made motion to approve the quote for the Boss VBX8000 salt/sander. Councilmember Peregoy seconded the motion. Discussion, Roll Call Vote Councilmember S. Vogt: AYE; Councilmember Peregoy: AYE; Councilmember E. Coatney: AYE; Councilmember Q. Kieler: AYE; Motion Carried 4-0.

**Item 12.** Council held a lengthy discussion on what needs to take place with the unkept properties and the process of abatement. City Attorney Ligouri stated that some towns have an enforcement officer that identifies the nuisance properties and takes it to the Board of Health. The Board of Health then reviews and notifies the owner to either rehab or possible removal of the nuisance. If the owner does not comply, the Board of Health can direct the City to abate the nuisance. If it gets to this point the City would then find a contractor to remove the property and place a lien on the property. Councilmember Peregoy recommends starting with the properties that the city gets the most complaints about and the ones that are the most dangerous. After further discussion no formal action was taken by council.

**Item 13.** Councilmember Peregoy stated that the current play equipment at Sid Brown Park is unsafe and a liability issue. She would like to see this play equipment removed by a designated date. After brief discussion Councilmember Coatney made motion to remove the play equipment by September 1st. Motion was seconded by Councilmember Peregoy. Discussion, Roll Call Vote Councilmember E. Coatney: AYE; Councilmember Q. Kieler: AYE; Councilmember S. Vogt: AYE; Councilmember Peregoy: AYE; Motion Carried 4-0.

**Item 14.** A draft of the Nebraska Department of Natural Resources Floodplain Ordinance came before Council. Disaster Recovery Coordinator, Deborah Solie, sat in on the floodplain ordinance and is requesting feedback on items in blue. City Attorney Ligouri is meeting with the Nemaha County Floodplain Administrator and would like the opportunity to review Peru’s ordinance as well. He would then bring it before council at the regular September council meeting. No formal action was requested of Council.

**Item 15.** Council reviewed the “Change to Scope of Services – Approval Form No. 1 for Engineering Task Order No. 191141.05, 2021 Wastewater Treatment Facility Improvements” The scope of work adds $6,200 and would ensure the procurement rules are followed. Councilmember Peregoy made motion to approve Change to Scope of Services – Approval Form No. 1 for Engineering Task Order No. 191141.05, 2021 Wastewater Treatment Facility Improvements. Motion was seconded by Councilmember Vogt. Discussion, Roll Call Vote Councilmember Q. Kieler: AYE; Councilmember S. Vogt: AYE; Councilmember Peregoy: AYE; Councilmember E. Coatney: AYE; Motion Carried 4-0.

**Item 16.** Councilmember Vogt made motion to approve Resolution 2021-11: Resolution on Acquisition or Development for Outdoor Recreation. Motion was seconded by Councilmember Kieler. Discussion, Roll Call Vote Councilmember S. Vogt: AYE; Councilmember Peregoy: AYE; Councilmember E. Coatney: AYE; Councilmember Q. Kieler: AYE; Motion Carried 4-0.

With there being no further business, Council Member Coatney made a motion to adjourn. Council Member Peregoy seconded the motion. Roll Call Vote as follows, Councilmember M. Peregoy: AYE; Councilmember E. Coatney: AYE; Councilmember Q. Kieler: AYE; Councilmember S. Vogt: AYE; Motion Carried 4-0.

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Dave Pease, Mayor

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Charlotte Carpenter, City Clerk &Treasurer